

AN ORDINANCE 2006-06-15-0709

**APPROVING A TOTAL CONSTRUCTION PROJECT AMOUNT OF \$1,061,440.45 TO INCLUDE AWARDING A \$954,601.00 CONTRACT WITH AMSTAR INC. FOR THE CONSTRUCTION OF A COMMUNITY FACILITY AND IMPROVEMENTS AT ROOSEVELT PARK, ADDITIONAL PARKING, AN IRRIGATION SYSTEM, AND FIRE HYDRANT LINE EXTENSION IN CONNECTION WITH THE ROOSEVELT PARK COMMUNITY FACILITY AND PARK IMPROVEMENTS PROJECT, AN AUTHORIZED 1999-2004 PARK BOND FUNDED PROJECT IN DISTRICT 5; AND APPROPRIATING FUNDS.**

\* \* \* \* \*

**WHEREAS**, funds were approved in the 1999 Park Bond Issue for the Lone Star Brewery Site Park Land Acquisition and Development Project but after discussions with the property owner, it was determined that the purchase of property at the site would exceed available project funds; and

**WHEREAS**, the consensus from the local community, staff and Council District 5 was to utilize the funds for further improvements to Roosevelt Park located at 331 Roosevelt in City Council District 5, which is directly across the San Antonio River from the Lone Star Brewery site, and this plan-of-action has been approved by Bond Counsel as an appropriate use of the funds since Roosevelt Park was another listed bond project approved in 1999; and

**WHEREAS**, the competitive sealed proposal was advertised the first, second, and third week of April 2006 in the Commercial Recorder, San Antonio Informer, and La Prensa De San Antonio; and

**WHEREAS**, four sealed proposals were received and Amstar Inc. was selected as the highest rated proposer; **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The sealed proposal with a base amount of \$898,000.00, along with alternate 1 of \$15,472.00, alternate 2 of \$6,050.00, alternate 4 of \$17,079.00, and alternate 6 of \$18,000.00, for a total contract amount of \$954,601.00 from Amstar Inc. for capital improvements as part of the Roosevelt Park Community Facility and Park Improvements Project is hereby accepted. The City Manager, her designee or the Director of Public Works is hereby authorized to execute a standard form public works construction contract for the job. A copy of the contractor's proposal is attached hereto and incorporated herein for all purposes as Attachment I. All funds necessary for the carrying out of this project are hereby appropriated and authorized to be spent in accordance with the budget attached hereto and incorporated herein for all purposes as Attachment II, and as further indicated in the sections below. All other proposals will be deemed

rejected upon the execution of a contract by the successful proposer and the deposit of all required bonds and insurance certificates or the expiration of sixty (60) days from the effective date of this ordinance selecting the winning proposer, whichever event occurs first.

**SECTION 2.** The amount of \$1,061,440.45 is appropriated in fund 45983000, 1999 Park Improvements - 2002, WBS GO-00073-01-01-30 GL account 6102100 – Interfund Transfer out entitled Transfer to 26-00147-90-02. The amount of \$1,061,440.45 is authorized to be transferred to fund 45989000.

**SECTION 3.** The budget in fund 45989000, Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, shall be revised by increasing WBS element 26-00147-90-02 entitled Trf Fr GO-00073-01-01-30, GL account 6101100 – Interfund Transfer In, by the amount of \$1,061,440.45.

**SECTION 4.** The amount of \$954,601.00 is appropriated in Fund 45989000, 1999 Park Improvements Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, WBS element 26-00147-05-08, entitled Construction, G/L Account 5201140, and is authorized to be encumbered and made payable to Amstar, Inc. for construction services.

**SECTION 5.** The amount of \$95,460.00 is appropriated in Fund 45989000, 1999 Park Improvements Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, WBS element 26-00147-05-08, entitled Construction Contingency, G/L Account 5201140, and is authorized to be encumbered and made payable for construction contingencies.

**SECTION 6.** The amount of \$5,179.45 is appropriated in Fund 45989000, 1999 Park Improvements Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, WBS element 26-00147-01-19-02, entitled Architectural Contingency, G/L Account 5201100, and is authorized to be encumbered and made payable for architectural contingencies.

**SECTION 7.** The amount of \$2,000.00 is appropriated in Fund 45989000, 1999 Park Improvements Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, WBS element 26-00147-01-10, entitled Advertise, G/L Account 5201150, and is authorized to be encumbered and made payable for advertising.

**SECTION 8.** The amount of \$4,200.00 is appropriated in Fund 45989000, 1999 Park Improvements Project Definition 26-00147, Roosevelt Park Community Facility and Park Improvements, WBS element 26-00147-01-19-03, entitled Environmental Assessment, G/L Account 5201040, and is authorized to be encumbered and made payable for environmental costs.

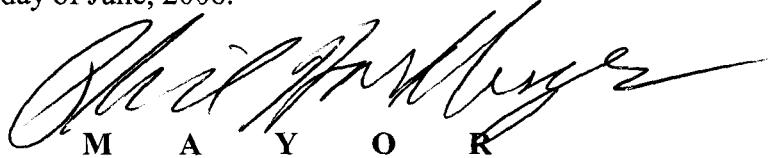
**SECTION 9.** The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance may, subject to concurrence by the City Manager, or the City Manager's designee, correct allocations to specific SAP Fund Numbers,

SW/mgc  
06/15/06  
Item No. 16

SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

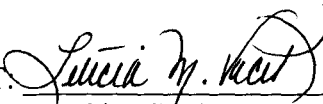
**SECTION 10.** This ordinance shall become effective on and after June 25, 2006.

PASSED AND APPROVED this 15<sup>th</sup> day of June, 2006.




M A Y O R

**PHIL HARDBERGER**

ATTEST:   
City Clerk

APPROVED AS TO FORM: \_\_\_\_\_

  
City Attorney

Section 00301

**PROPOSAL FORM TO THE  
CITY OF SAN ANTONIO, TEXAS  
FOR THE CONSTRUCTION OF**

**Roosevelt Community Facility and Park Improvements**

**IN SAN ANTONIO, TEXAS**

The undersigned, as Offeror, declares that the only person or parties interested in this Proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, corporation; that Offeror has carefully examined the Project Manual, the form of contract, Request for Competitive Sealed Proposal, and the plans therein referred to, and has carefully examined the locations, conditions and classes of materials of the proposed work; and agrees that the Offer will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the Plans and Project Manual in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood and agreed that the work is to be completed in full on or before **One Hundred and Eighty (180) calendar days. Construction to begin no earlier than August 7, 2006.**

Accompanying this Proposal is a Proposal Guaranty in the amount of five Percent (5%) percent of the total proposal. Said Proposal Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Proposal Bond, is submitted as a guaranty of the good faith of the Offeror and that the Offeror will execute and enter into a written contract to do the work, if his proposal is accepted. The Offeror by submitting this completed form hereby agrees that if he/she fails to execute the written contract and furnish satisfactory bond, within ten (10) calendar days after City Council award, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Proposal Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all proposals whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a proposal.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Construction Contract (General Form) and make proposal/bid bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works.

The undersigned certifies that the proposal prices contained in this proposal have been carefully checked and are submitted as correct and final.

The Offeror by submitting this proposal acknowledges that they have received Addendum/Addenda number(s) #1 #2.

Offeror is:

☐ A sole proprietorship;

☐ A partnership composed of \_\_\_\_\_  
and \_\_\_\_\_

☒ A corporation chartered under the laws of the State of Texas, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

(Affix Corporate Seal here)

Amstar Inc.

Official Business Name

Fernando R Flores -VP Operations

Type or Print name and title of representative

By: Fernando R Flores 5/3/06

Signature

Date

ATTEST:

Patty Sarcus

Vice President Operations

Title

#### I. BASE BID

Amount of Base Bid (Insert Amount In Words and Numbers):

EIGHT HUNDRED + NINETY, EIGHT THOUSAND DOLLARS  
\$ 898,000.00

#### II. Alternates

Amount of each Alternates (if applicable) insert in Numbers

1 \$15,472.00  
2 6,050.00  
3 \$31,577.00  
4 \$17,079.00  
5 \$24,000.00  
6 \$18,000.00

### III. Unit Prices

Amount of each Unit Price (if applicable) insert in Numbers. Identify with "add" or "deduct" in front of each amount.

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_

Amstar Inc.

Official Name of Company (legal)

1411 Pleasanton Rd.

Address

San Antonio, Texas 78214

City, State & Zip Code

Telephone No.

210 927-5705

Fax No.

210 927-5710

Email Address

Proposal Form Attachment

**Certification of Non-Collusion**


The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this Proposal in collusion with any other Offeror, and that the contents of this Proposal as to prices, terms or conditions of said Proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Proposal.

By: Fernando R. Flores

(Print or Type Name)

Vice President Operations

(Print or Type Title/Position with Business)



(Signature)

May 3, 2006

(Date)

Roosevelt Park Community Facility and Park Improvements Project  
26-00147

<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
<b>REVENUES:</b>			
1999 Park Bond Funds (\$1,000,000.00)	\$106,875.00	\$893,125.00	\$1,000,000.00
1999 Park Bond Interest (\$168,315.45)	<u>\$0.00</u>	<u>\$168,315.45</u>	<u>\$168,315.45</u>
	\$106,875.00	\$1,061,440.45	\$1,168,315.45
<b>EXPENDITURES:</b>			
26-00147-01-19-01 Landscape Architectural Fees	\$91,250.00	\$0.00	\$91,250.00
26-00147-01-19-02 Landscape Architectural Contingency	\$9,125.00	\$5,179.45	\$14,304.45
26-00147-01-10 Bid Advertising & Printing Fees	\$1,500.00	\$2,000.00	\$3,500.00
26-00147-01-19-03 Environmental Assessment Fees	\$5,000.00	\$4,200.00	\$9,200.00
26-00147-05-08 Construction Contract	\$0.00	\$954,601.00	\$954,601.00
26-00147-05-07 Construction Contingency	<u>\$0.00</u>	<u>\$95,460.00</u>	<u>\$95,460.00</u>
Total:	\$106,875.00	\$1,061,440.45	\$1,168,315.45



Agenda item #16

**CITY OF SAN ANTONIO  
PARKS AND RECREATION DEPARTMENT  
CITY COUNCIL AGENDA MEMORANDUM**

**TO:** Sheryl Sculley, City Manager  
**FROM:** Malcolm Matthews, Director, Parks and Recreation  
**SUBJECT:** Roosevelt Park Community Facility and Park Improvements Project  
**DATE:** June 15, 2006

**SUMMARY AND RECOMMENDATIONS**

This ordinance accepts the best qualified Competitive Sealed Proposal by Amstar, Inc., a SBE/DBE/WBE firm, to perform construction work in connection with the Roosevelt Park Community Facility and Park Improvements Project for the base bid amount of \$898,000.00, with bid alternate 1 of \$15,472.00, bid alternate 2 of \$6,050.00, bid alternate 4 of \$17,079.00, and bid alternate 6 of \$18,000.00, for a total contract amount of \$954,601.00; authorizes the execution of a standard construction contract; allocates \$95,460.00 for construction contingency, \$5,179.45 for architectural contingency, \$2,000.00 for bid advertising and printing, and \$4,200.00 for environmental assessment fees; authorizes appropriations of \$1,061,440.45 from 1999-2004 Park Bond funds; and provides for payment.

Staff recommends approval of this ordinance.

**BACKGROUND INFORMATION**

Funds were approved in the 1999 Park Bond Issue for the Lone Star Brewery Site Park Land Acquisition and Development Project. After discussions with the property owner, it was determined that the purchase of property at the site would exceed available project funds. The consensus from the local community, staff and Council District 5 was to utilize the funds for further improvements to Roosevelt Park located at 331 Roosevelt in City Council District 5, which is directly across the San Antonio River from the Lone Star Brewery site. This plan-of-action has been approved by Bond Counsel as an appropriate use of the funds since Roosevelt Park was another listed bond project approved in 1999 and is in the Lone Star Brewery area.

This project consists of construction of a 2,500 square foot community facility with a portico attached to the building, a fenced in meeting room, additional parking, an irrigation system, extension of a fire line for a fire hydrant, improvements to the existing pavilion, relocating utilities, and re-roofing of the existing pool house, restroom buildings, and pavilion to match the new structure. There will be a demolition of the existing concessions building and it will be replaced with a new structure for vending machines.

The construction bid was advertised the first, second, and third week of April 2006 in the Commercial Recorder, San Antonio Informer, and La Prensa De San Antonio. Four qualified bids were received and Amstar, Inc., a SBE/DBE/WBE firm, was selected with a low base bid of \$898,000.00, and the low bid alternate 1, 2, 4, and 6 for a total of \$954,601.00. A standard construction contract will be

executed. A summary of the bids is shown on Exhibit 1. The firm has two current projects with the Parks and Recreation Department for a total contract amount of \$995,180.00. The construction contract is for One Hundred Eighty (180) calendar days. Construction will begin in August 2006 and will be completed in February 2007.

### **POLICY ANALYSIS**

This ordinance is consistent with the 1999 Park Bond Issue. The construction contract was advertised and selected in accordance with the City's established bid procedures.

### **FISCAL IMPACT**

This project has been approved in 1999 Park Bond Issue and is listed in the FY2006-2011 adopted annual capital budget. A total of \$106,875.00 was previously encumbered for architectural services and an environmental site assessment. The proposed ordinance will appropriate \$1,061,440.45 from 1999-2004 Park Bond funds. The project will utilize \$954,601.00 for construction contract, \$95,460.00 for construction contingency, \$5,179.45 for architectural contingency, \$2,000.00 for bid advertising and printing, and \$4,200.00 for environmental assessment fees.


There will be increased maintenance, security, and operations costs of \$57,555.00 per year associated with the improvements. This funding will be requested during the FY07 budget preparation process.

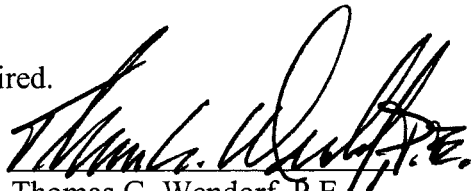
### **COORDINATION**

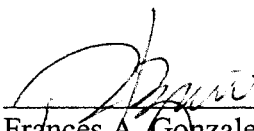
This action has been coordinated with community representatives, the Historic Design and Review Commission, the Public Works Department, the Finance Department, and the Office of Management and Budget.

### **SUPPLEMENTARY COMMENTS**

A Discretionary Contracts Disclosure statement is not required.

  
\_\_\_\_\_  
Malcolm Matthews  
Director of Parks and Recreation

  
\_\_\_\_\_  
Thomas G. Wendorf, P.E.  
Director of Public Works

  
\_\_\_\_\_  
Frances A. Gonzalez  
Assistant City Manager

Approved for Council Consideration:

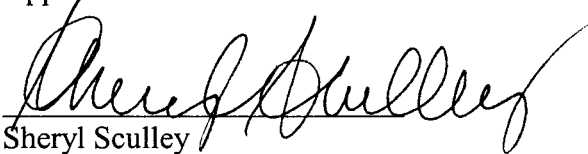
  
\_\_\_\_\_  
Sheryl Sculley  
City Manager

Exhibit I  
Construction Bids  
Roosevelt Park Community Facility and Park Improvements Project

		Alt 1	Alt 2	Alt 4	Alt 6	
				Demolish existing concessions bldg. Add vending machine enclosure.	Provide and install new irrigation system around community bldg.	
		Re-roof pool house, pavilion, and restroom bldgs.	Clean & paint pavilion. Install new stone bases on columns.			
<u>Bidder</u>	<u>Bid</u>					<u>Total Bid</u>
Amstar, Inc.	\$898,000.00	\$ 15,472.00	\$6,050.00	\$17,079.00	\$18,000.00	\$954,601.00
Capstone	\$942,000.00	\$ 13,633.00	\$6,930.00	\$10,794.00	\$10,290.00	\$983,647.00
V. W. Brooks	\$986,700.00	\$ 18,000.00	\$4,300.00	\$12,300.00	\$17,000.00	\$1,038,300.00
Charie & Co.	\$1,096,000.00	\$ 22,773.00	\$12,467.00	\$19,056.00	\$12,250.00	\$1,162,546.00

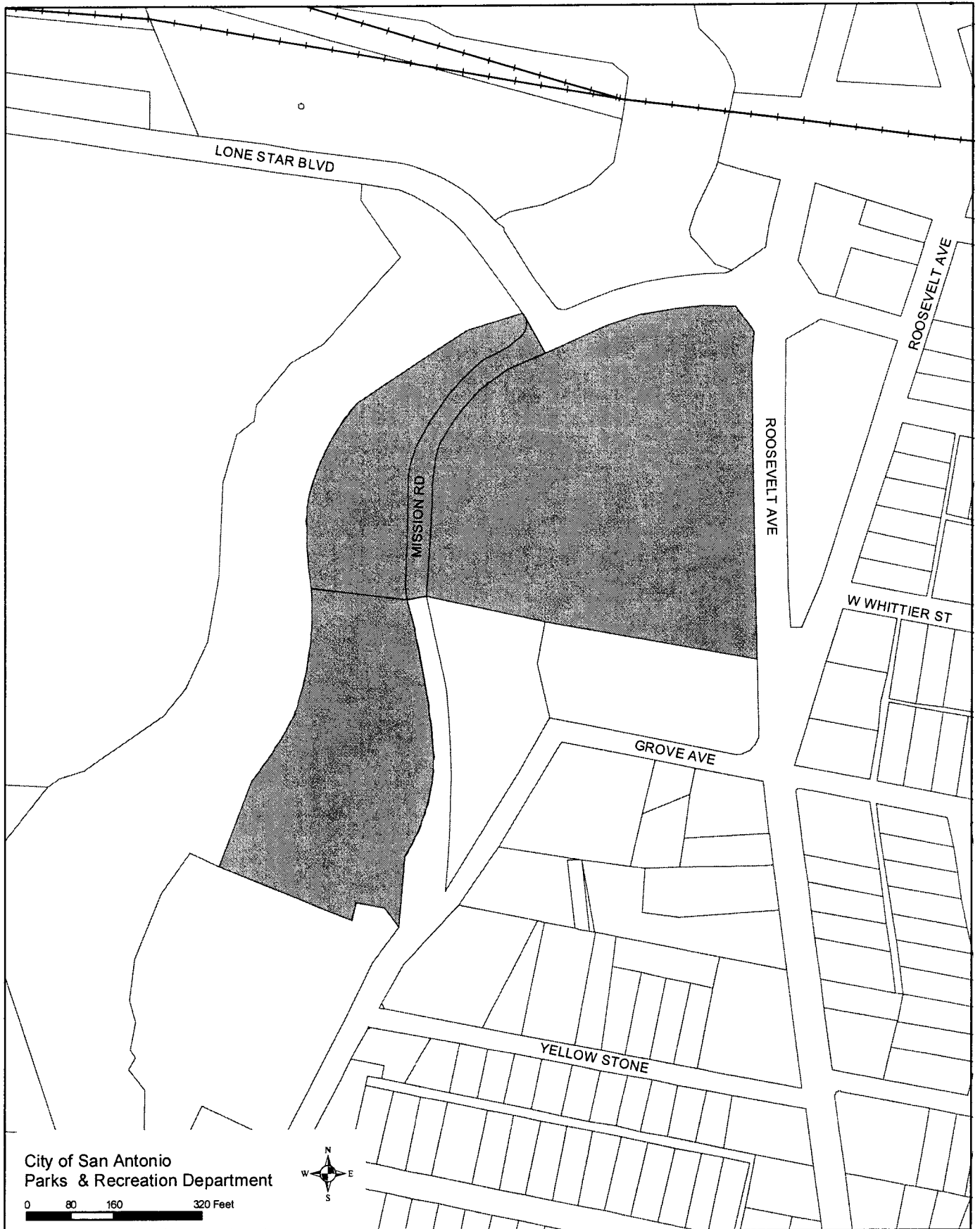
# Site Map

## Roosevelt



City of San Antonio  
Parks and Recreation Department

# Site Map Roosevelt



**PROPOSAL FORM TO THE  
CITY OF SAN ANTONIO, TEXAS  
FOR THE CONSTRUCTION OF**

**Roosevelt Community Facility and Park Improvements**

**IN SAN ANTONIO, TEXAS**

The undersigned, as Offeror, declares that the only person or parties interested in this Proposal as principals are those named herein; that this proposal is made without collusion with any other person, firm, corporation; that Offeror has carefully examined the Project Manual, the form of contract, Request for Competitive Sealed Proposal, and the plans therein referred to, and has carefully examined the locations, conditions and classes of materials of the proposed work; and agrees that the Offer will provide all the necessary machinery, tools, apparatus, and other means of construction, and will do all the work and furnish all the materials called for in the Plans and Project Manual in the manner prescribed therein and according to the requirements of the Director of Public Works as therein set forth.

It is understood and agreed that the work is to be completed in full on or before **One Hundred and Eighty (180) calendar days. Construction to begin no earlier than August 7, 2006.**

Accompanying this Proposal is a Proposal Guaranty in the amount of five Percent (5%) percent of the total proposal. Said Proposal Guaranty, in the form of a Certified or Cashier's Check on a State or National Bank, or Proposal Bond, is submitted as a guaranty of the good faith of the Offeror and that the Offeror will execute and enter into a written contract to do the work, if his proposal is accepted. The Offeror by submitting this completed form hereby agrees that if he/she fails to execute the written contract and furnish satisfactory bond, within ten (10) calendar days after City Council award, the City of San Antonio shall, in any of such events, be entitled and is hereby given the right to retain said Proposal Guaranty as liquidated damages. It is understood that the City of San Antonio reserves the right to reject any and all proposals whenever the City Council deems it in the interest of the City to do so, and also the right to waive any informalities in a proposal.

In the event of the award of a contract to the undersigned, the undersigned will execute same on Construction Contract (General Form) and make proposal/bid bond for the full amount of the contract, to secure proper compliance with the terms and provisions of the contract, and to insure and guarantee the work until final completion and acceptance or the end of the guarantee period where so stipulated, and to guarantee payment of all lawful claims for labor performed and materials furnished in the fulfillment of the contract.

The work proposed to be done shall be accepted when fully completed and finished to the entire satisfaction of the Director of Public Works.

The undersigned certifies that the proposal prices contained in this proposal have been carefully checked and are submitted as correct and final.

The Offeror by submitting this proposal acknowledges that they have received Addendum/Addenda number(s) #1 #2.

Offeror is:

☐ A sole proprietorship;

☐ A partnership composed of \_\_\_\_\_  
and \_\_\_\_\_

☒ A corporation chartered under the laws of the State of Texas, acting by its officers pursuant to its by-laws or a resolution of its Board of Directors.

(Affix Corporate Seal here)

Amstar Inc.

Official Business Name

Fernando R Flores -VP Operations

Type or Print name and title of representative

By: Fernando R Flores 5/3/06

Signature

Date

ATTEST:

Patty Sarcin

Vice President Operations

Title

#### I. BASE BID

Amount of Base Bid (Insert Amount In Words and Numbers):

EIGHT HUNDRED + NINETY, EIGHT THOUSAND DOLLARS  
\$ 898,000.00

#### II. Alternates

Amount of each Alternates (if applicable) insert in Numbers

1 \$15,472.00

2 6,050.00

3 \$31,577.00

4 \$17,079.00

5 \$34,000.00

6 \$18,000.00

### III. Unit Prices

Amount of each Unit Price (if applicable) insert in Numbers. Identify with "add" or "deduct" in front of each amount.

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_

Amstar Inc.

Official Name of Company (legal)

1411 Pleasanton Rd.

Address

San Antonio, Texas 78214

City, State & Zip Code

Telephone No.

210 927-5705

Fax No.

210 927-5710

Email Address



Proposal Form Attachment

**Certification of Non-Collusion**

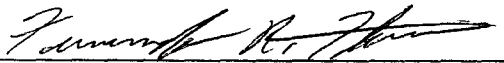
The undersigned affirms that they are duly authorized to execute this contract, that this company, corporation, firm, partnership or individual has not prepared this Proposal in collusion with any other Offeror, and that the contents of this Proposal as to prices, terms or conditions of said Proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business prior to the official opening of this Proposal.

By: Fernando R. Flores

(Print or Type Name)

Vice President Operations

(Print or Type Title/Position with Business)



(Signature)

May 3, 2006

(Date)

Roosevelt Park Community Facility and Park Improvements Project  
26-00147

<u>Description:</u>	<u>Current Budget:</u>	<u>Revisions:</u>	<u>Revised Budget:</u>
<b>REVENUES:</b>			
1999 Park Bond Funds (\$1,000,000.00)	\$106,875.00	\$893,125.00	\$1,000,000.00
1999 Park Bond Interest (\$168,315.45)	<u>\$0.00</u>	<u>\$168,315.45</u>	<u>\$168,315.45</u>
	\$106,875.00	\$1,061,440.45	\$1,168,315.45
<b>EXPENDITURES:</b>			
26-00147-01-19-01 Landscape Architectural Fees	\$91,250.00	\$0.00	\$91,250.00
26-00147-01-19-02 Landscape Architectural Contingency	\$9,125.00	\$5,179.45	\$14,304.45
26-00147-01-10 Bid Advertising & Printing Fees	\$1,500.00	\$2,000.00	\$3,500.00
26-00147-01-19-03 Environmental Assessment Fees	\$5,000.00	\$4,200.00	\$9,200.00
26-00147-05-08 Construction Contract	\$0.00	\$954,601.00	\$954,601.00
26-00147-05-07 Construction Contingency	<u>\$0.00</u>	<u>\$95,460.00</u>	<u>\$95,460.00</u>
Total:	\$106,875.00	\$1,061,440.45	\$1,168,315.45